

003.A

Map

0002

Block

0058.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 762,900 /

USE VALUE: 762,900 /

ASSESSed: 762,900 /

Total Card /

Total Parcel

762,900

762,900

762,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		EGERTON RD, ARLINGTON

OWNERSHIP

Owner 1:	CAHILL CHRISTOPHER				
Owner 2:					
Owner 3:					
Street 1:	58 EGERTON ROAD				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	LYONS SEAN S -		
Owner 2:	-		
Street 1:	6 DUDLEY CT		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Vinyl Exterior and 1555 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7350																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	762,900			762,900
Total Card	0.000	762,900			762,900
Total Parcel	0.000	762,900			762,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	490.61	/Parcel:	490.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	751,600	0	.		751,600	751,600	Year End Roll	12/18/2019
2019	102	FV	671,600	0	.		671,600	671,600	Year End Roll	1/3/2019
2018	102	FV	595,100	0	.		595,100	595,100	Year End Roll	12/20/2017
2017	102	FV	543,400	0	.		543,400	543,400	Year End Roll	1/3/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYONS SEAN S,	66140-77		9/28/2015		560,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/2015	325	Renovate	78,000					Renovate 2nd fl, n

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Measured	DGM	D Mann
2/9/2016	NEW CONDO	PC	PHIL C

Legal Description

Entered Lot Size	Total Land:	Land Unit Type:

User Acct

317054
GIS Ref
GIS Ref
Insp Date
05/11/18

Parcel ID

003.A-0002-0058.0

PRINT

Date	Time
12/11/20	05:50:17

LAST REV

Date	Time
05/11/18	11:21:52
danam	
16203	

PAT ACCT.

danam	16203
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USER DEFINED

Prior Id # 1:	2543
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Sign:

VERIFICATION OF VISIT NOT DATA	__/__/__
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

